

SECTION 01 11 00

SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project Information
2. Work covered by Contract Documents
3. Phased construction
4. Work Contract Method.
5. Work by Owner.
6. Work under separate contracts.
7. Owner furnished products.
8. Access to site; Contractor use of site.
9. Work restrictions.
10. Specification and Drawing conventions.
11. Miscellaneous provisions.
12. Owner occupancy.

1.2 PROJECT INFORMATION

A. Project Information:

1. Project Identification: ServerFarm - ARK1 for ServerFarm, LLC located at Palmer Road and E Poplar St Clarksville, AR 32830.
2. Code Requirements: This project is governed by the Codes as indicated on the Drawings, with local amendments applicable to Clarksville, AR. The Contractor shall comply with all requirements of the Codes and the Local Authority Having Jurisdiction.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and consists of the following:

1. New Data Center Building. Refer to the Drawings for Additional Information.

1.4 PHASED CONSTRUCTION

- A. The Work may be conducted in phases, as the Contractor determines as appropriate to complete the Work by the established completion dates and as acceptable to the Owner. The Contractor shall be responsible for all phasing coordination, planning and execution to complete all Work according to the agreed project schedule.

- B. Prior to commencing Work of each phase, submit an updated copy of Contractor's construction schedule showing the sequence, commencement and completion dates for each phase of the Work.

#### 1.5 WORK BY OWNER OR ALTERNATE CONTRACTS

- A. Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the work of this Contract with work performed by Owner.
- B. Preceding Work: The Owner reserves the right to perform certain construction operations at Project site. Those operations are scheduled to be substantially complete before work under this Contract begins. Cooperate and coordinate fully with the Owner to permit preceding Work to be completed without disruption.
- C. Concurrent Work: The Owner reserves the right to perform concurrent construction operations and Work at the Project site. Those operations may be conducted simultaneously with Work under this Contract. Cooperate and coordinate fully with the Owner to permit concurrent Work to be completed without disruption.
- D. Work under Separate Contracts: The Owner reserves the right to award separate contracts for portions of the Work. Cooperate fully with separate contractors so Work under those contracts may be carried out smoothly, without interfering with or delaying Work under this Contract or other contracts. Coordinate the Work of this Contract with Work performed under separate contracts.
- E. Purchase (Assign) Contracts: The Owner reserves the right to negotiate Purchase contracts with suppliers of material and equipment to be incorporated into the Work. Owner will assign the Purchase contracts to Contractor. Include costs for purchasing, receiving, handling, storage if required, and installation of material and equipment in the Contract Sum unless otherwise indicated.
  - 1. Contractor's responsibilities are same as if Contractor had negotiated Purchase contracts, including responsibility to renegotiate purchase and to execute final purchasing agreements.

#### 1.6 PURCHASE (ASSIGN) CONTRACTS

- A. The Owner reserves the right to negotiate Purchase contracts with suppliers of material and equipment to be incorporated into the Work. The Owner may assign the Purchase contracts to Contractor as part of the Owner-Contractor Agreement or modification. Include costs for purchasing, receiving, handling, protected storage, and installation of material and equipment in the Contract Sum unless otherwise indicated.
  - 1. Contractor's responsibilities are same as if Contractor had negotiated Purchase contracts, including responsibility to renegotiate purchase and to execute final purchasing agreements.

#### 1.7 OWNER FURNISHED PRODUCTS

- A. Owner furnished items shall be as indicated on the Drawings as Owner Furnished Contractor Installed (OFICI) items.

- B. Owner Responsibilities: Owner reserves the right to furnish certain products. The Work includes receiving, unloading, handling, storing, protecting, and installing Owner furnished products and making building services connections.
1. Owner will arrange for and deliver Shop Drawings, Product Data, and Samples to Contractor.
  2. Owner will arrange and pay for delivery of Owner furnished items according to Contractor's Construction Schedule.
  3. Upon delivery, Owner and Contractor will inspect delivered items for damage. Assist Owner with inspection.
    - a. If Owner furnished items are damaged, defective, or missing, Owner will arrange for replacement.
  4. Owner will arrange for manufacturer's field services and for delivery of manufacturer's warranties to Contractor.
  5. Owner will furnish Contractor a potential delivery date for Owner furnished products.
- C. Contractor Responsibilities: Using Owner furnished delivery dates, incorporate delivery dates of Owner furnished items in Contractor's Construction Schedule.
1. Review Shop Drawings, Product Data, and Samples and return to Architect noting discrepancies or anticipated problems in use of product.
  2. Receive, unload, and store Owner furnished items at site.
  3. Upon delivery, inspect delivered items with owner for damage.
  4. Protect Owner furnished items from damage during storage and handling, including damage from exposure to the elements.
  5. If Owner furnished items are damaged as a result of Contractor's operations, repair or replace items.
  6. Install and incorporate Owner furnished items into the Work.

## 1.8 CONTRACTOR'S USE OF PREMISES AND SITE

- A. Unrestricted Use: Contractor shall have complete and exclusive use of immediate premises and site, with all exceptions as agreed to with the Owner. To the extent possible, limit use of site to areas within the Contract limits if so indicated. Do not disturb portions of site beyond areas in which the Work is indicated and protect all items to remain from damage.
1. Driveways, Walkways and Entrances: Keep driveways, loading areas, entrances, fire exits or lanes, or delivery routes serving premises clear and available to Owner, Owner's employees, the public, and emergency vehicles. Do not use these areas for parking or for storage of materials.
    - a. The Contractor shall protect all driveways, walkways and paving from damage during construction. Any damaged driveways, walkways and entrances shall be repaired by the Contractor at no additional cost to the Owner.
  2. Coordinate use of premises under direction of Architect and Owner. Contractor shall be responsible for monitoring use of premises by employees and subcontractors.

- B. Existing Utility Interruptions: Do not interrupt utilities serving facilities unless permitted under the following conditions and after providing temporary utility services according to requirements indicated:
    - 1. Notify Architect and Owner not less than two days in advance of proposed utility interruptions. Include length of service outages and intended scope of Work in all such notifications.
    - 2. Obtain Owner's written permission before proceeding with utility interruptions.
  - C. Access routes for delivery of materials and equipment shall be as indicated on drawings by Contractor. Do not use access routes other than those indicated without permission of Owner and Contractor.
  - D. Assume full responsibility for protection and safekeeping of products stored on project site, including but not limited to all salvaged items. Store materials and products in areas indicated for staging and protect from damage.
  - E. Move stored products, under Contractor's control, which interfere with operations of Owner or as required by Architect. Do not unnecessarily encumber project site with materials and equipment.
  - F. Store all salvaged items and protect from damage and weather conditions.
  - G. Staging and material storage shall be limited to areas indicated. Obtain specific permission from Owner for use of other areas for storage and staging.
  - H. Do not overload existing or new structures with weight that would compromise safety. Verify design loads for structure if necessary prior to loading structure.
  - I. Obtain and pay for use of additional secured storage or Work areas needed for operations, material storage for new and salvaged items.
  - J. Protect existing lawns, landscaping, sidewalks, pavements, curbs and utilities subject to damage by Work under this Contract. Repair or replace existing Work damaged by Contractor. Replace existing lawns damaged by Contractor's activities with hydromulched lawn seed to provide full stand of replacement grass.
  - K. Parking areas for Contractor's personnel shall be as indicated by Owner.
- 1.9 PARTIAL OWNER OCCUPANCY
- A. Schedule construction operations for completion of portions of Work for any Owner's occupancy prior to Substantial Completion of entire Work.
  - B. Contractor agrees to use and occupancy of portion of Project by Owner prior to Substantial Completion of entire Project, provided Owner:
    - 1. Secures written consent of Contractor except when, in opinion of Architect, Contractor is chargeable with unwarranted delay in final completion of uncompleted items or other Contract requirements.

2. Secures endorsement from insurance carrier and consent of surety permitting partial occupancy of Project or use of Project during remaining period of construction.
- C. Use and occupancy prior to Substantial Completion of entire Project does not relieve Contractor of responsibility to maintain specified insurance coverage on 100 percent basis for benefit of Owner, Contractor and subcontractors until Project is complete and accepted by Owner.
- D. After Owner occupancy, allow following:
  1. Access for Owner's personnel.
  2. Operation of heating, ventilating, air-conditioning and electrical systems.
- E. During partial occupancy, mutually acceptable arrangements shall be negotiated between Owner and Contractor regarding warranties and insurance requirements respecting portion of Work affected by partial occupancy and regarding operation and cost of building services so that costs attributable to partial occupancy shall be borne by Owner and costs attributable to performance of Work shall be borne by Contractor.
- F. Prior to occupancy, execute Certificate of Substantial Completion, designating areas to be occupied by Owner.

#### 1.10 WORK SEQUENCE

- A. Construct Work in phases to accommodate Work to be completed on schedule and as agree with Owner; coordinate construction schedule and operations with Owner's representative.
- B. Construct Work to minimize public inconvenience. Do not close off public use travel paths until completion of one stage of construction will provide alternative usage.
- C. Owner may require certain Work to be performed after normal Working hours or on holidays or weekends. Negotiate all such Work with Owner prior to final Agreement.

#### 1.11 WORK RESTRICTIONS

- A. Work Restrictions: Comply with restrictions on construction operations.
  1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, unless otherwise indicated or required by the Authority Having Jurisdiction.
  1. Weekend Hours: As permitted by Owner written authorization and in compliance with Local Ordinances.
  2. Early Morning Hours: Comply with time restrictions set forth by the Local Authority Having Jurisdiction for restrictions.
  3. Hours for Utility Shutdowns: Only during hours agreed to in writing by the Owner 2 weeks in advance.

4. Hours for Core Drilling or other noisy activity: During times unrestricted by the Owner and in accordance with Local Ordinances.
- C. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor air intakes.
- D. Restricted Substances and Firearms: Use of tobacco products and other controlled substances and firearms on Project site is not permitted.
- E. Employee Identification: Owner may require identification tags for Contractor personnel Working on site. If so required, insure all personnel onsite use identification tags at all times.
- F. Comply with all Work Restrictions imposed by the Local Authority.
- G. Abide by all road cleaning and other requirements imposed by the Local Authority.

#### 1.12 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
  1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
  2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 1 General Requirements: Requirements of Sections in Division 1 apply to the Work of the specification sections.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
  1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
  2. Abbreviations: Materials and products are identified by abbreviations and scheduled on Drawings.

### PART 2 - PRODUCTS

#### 2.1 HAZARDOUS MATERIALS - ASBESTOS

- A. Owner requires that products and materials used meet the following requirements:
  1. Contain not more than 1.0% of any kind or combination of asbestos, as determined by the Environmental Protection Agency (EPA) recommended test methods as listed in EPA/600R-93/116 July 1993 "Method for the Determination of Asbestos

in Bulk Building Materials". This means one material component or a structure or layer of a material sample. Composite sample analysis is not allowed.

- B. Contractor, by executing this Contract, accepts responsibility for prohibiting materials or products containing asbestos from being used on this Project.
- C. Should Contractor furnish, use, or install products or materials containing asbestos, knowingly or otherwise, he has not met the requirements of this Contract.
- D. Asbestos Survey: Provide an asbestos survey, meeting the same criteria as required for new building permits, by an inspector licensed by the State of AR.
  - 1. Preliminary Survey: Contractor shall submit preliminary survey of materials installed at time of Substantial Completion with request for Substantial Completion to the Architect.
  - 2. Final Survey: Contractor shall submit revised survey reflecting materials install after Substantial Completion to the Architect for transmittal to the Owner prior to release of Retainage.

## 2.2 HAZARDOUS MATERIALS – MOLD

- A. If mold is present on the inside of the building; determine source of moisture and correct prior to performing the following:
  - 1. Nonporous Surfaces: Mold growing on steel, aluminum or other nonporous materials may be cleaned using methods recommended by an Environmental Inspector licensed by the State of AR.
  - 2. Porous Surfaces: Entire mold contaminated surface must be removed and disposed of using methods recommended by an Environmental Inspector licensed by the State of AR.
  - 3. Following elimination of mold provide a report prepared by an Environmental Inspector licensed by the State of AR that the building is free from mold contamination.

PART 3 - EXECUTION  
Not used.

END OF SECTION

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